Peter Kehoe
Chair
George Reischuck
Vice Chair



Russ Reeves, P.E. Executive Secretary Phone (518) 270-4619 Fax (518) 270-4642

Notice is hereby given that the Planning Board of the City of Troy, New York will conduct a public hearing on **Thursday**, **July 14**, **2005** at **6:00 P.M**. in the Second Floor Council Chambers of City Hall in order to hear and decide on proposals for development as follows:

Consent Agenda

The consent agenda is intended to be a review for projects where the applicant has received the staff report, read the stipulations proposed by the technical review staff and fully agrees to incorporate all the comments from the staff report into the final drawings for their proposal. Projects where the applicant wishes to discuss the different stipulations or the Board Members wish to discuss additional aspects of the project will be assigned to the "Full Review" portion of the meeting.

PB2004-0068 Landscaping and Lighting detail approval of a previously approved proposal to convert a former 1-story retail business into a café. Project location is 1527 College Avenue, at 15th. Applicant is RPI, 110 Eighth St. Troy, NY 12180. **APPROVED W/ STIPULATIONS**

PB2005-0012 Preliminary Site Plan Review of a proposal to construct a new commercial building for use as the Tire Warehouse. Project location is 649 River Street, between Rensselaer and North Sts. Applicant is Tire Warehouse, 647 River St. Troy, NY 12180. **APPROVED W/ STIPULATIONS**

PB2005-0023d SEQRA & Subdivision Review of a proposal to subdivide a parcel containing two buildings into two parcels containing one building each. Project location is 276 Third Street, at Jefferson. Applicant is Chris and Steph Saccocio, 4141 Albany St. Albany, NY 12205. **APPROVED W/ STIPULATIONS**

PB2005-0045 SEQRA & Subdivision Review of a proposal to subdivide a single-family home from a lot containing 5 mobile homes at One 114th St. at First Ave. Applicant is John Jorgensen, 100 Bedell Rd. Poughkeepsie, NY 12603. **APPROVED W/ STIPULATIONS**

PB2005-0073 SEQRA, Site Plan, and Historic District Review of a proposal to convert a former convenience store into an office and renovate the façade of a building in the local historic district. Project location is 196 First Street, at Adams. Applicant is James Downs, 512 Ford Rd. Melrose, NY 12121. **APPROVED W/ STIPULATIONS**

PB2005-0075 SEQRA & Site Plan Review of a proposal to construct a maintenance garage for the Troy Housing Authority. Project location is Griswold Heights on Madison Avenue. Applicant is Troy Housing Authority 1 Eddy's Lane. Troy, NY 12180. **APPROVED W/STIPULATIONS**

PB2005-0076 SEQRA & Site Plan Review of a proposal to convert a residence into an office use at 83 Thirteenth Street, at College, an R-3 Zone District. Applicant is RPI, 110 Eighth Street, Troy, NY 12180. **APPROVED W/ STIPULATIONS**

PB2005-0079 SEQRA & Historic District Review of a proposal to construct a one-car garage in the rear of a building in the historic district. Project location is 203 Second Street, between Washington and Adams. Applicant is Howard Roth 29 Loudon Heights North Loudonville, NY 12211. **APPROVED W/STIPULATIONS**

PB2005-0082 SEQRA & Site Plan Review of a proposal to expand the footprint of a previously approved donut shop and add a new tenant. Project location is 310 Oakwood Ave. across from Biscayne Blvd. Applicant is Tom Murley, 32 Hialeah Dr. Troy, NY 12180. **APPROVED W/ STIPULATIONS**

Full Review

PB2002-086s Conceptual Site Plan Review of a proposal to construct a residential condominium community consisting of approximately 164 units. Project location is West of Wynantskill Way, Troy, NY 12180. Applicant is Gordon Development, c/o Chazen Engineering & Land Surveying Co., 20 Gurley Avenue, Troy, New York 12182. **PROPOSAL HEARD**

PB2005-0070 SEQRA & Site Plan Review of a proposal to convert a single story warehouse into 5 dwelling units. Project location is 38 Tyler St., at Fourth. Applicant is Finewill Properties, PO Box 11-600, Albany NY 12211. **TABLED FOR MORE INFORMATION**

PB2005-0072 SEQRA & Subdivision review of a proposal to subdivide 5 acres of vacant land from a 6-acre parcel with 3 existing single-family homes. Project location is 28-34 Humiston Avenue. Applicant is Philip, Sean, and Christina Meagher, 28-34 Humiston Ave. Troy, NY 12180. **APPROVED W/STIPULATIONS**

TABLED

PB2005-0009s SEQRA Review of a proposal to construct a 4-story 36-unit apartment building on a vacant parcel of land. Project location is 384 Congress St, east of 15th St. Applicant is Banmer Associates, 3 E-Comm Square, Albany, NY 12207.

PB2005-0060 Conceptual Review of a proposal to construct 3 residential buildings housing 8 condominiums each on a vacant parcel of land. Project location is 548 Campbell's Avenue, across from Project Rd. Applicant is Gordon Development, 348 Broadway, Albany, NY 12207.

Should unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Board may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Board at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 270-4557. Any person having interest in the above matters will be heard at said time and place.

Planning Board of the City of Troy, New York Peter Kehoe, Chair Russ Reeves, Executive Secretary